

n/a Sandra Corrigan

**Prepared By: Oak Lake Estates HOA, P.O. Box 1323, Spring Hill, TN 37174**

**Amendment to Declaration and Bylaws of Oak Lake Estates Homeowners Association**

**DECLARATION – ARTICLE FOUR**

**Section 2 DELEGATION OF USE**

**WHEREAS** in the Declaration Article Eight, Section 3, amended May 7, 2018, states "Any proposed amendments to this declaration must be submitted in writing to all members of the corporation at least 30 days prior to discussion and vote. Such proposed amendments shall be discussed and voted on at a meeting of the board and members and the provisions of this declaration may be amended by duly recording an instrument executed and acknowledged by not less than 33% of the members in good standing", and

**WHEREAS** Oak Lake Estates Homeowners Association members and owners of lots in the Oak Lake Estates Subdivision by adherence to Bylaw Seven and Declaration Article Eight submits the written vote signatures on March 13, 2026, hereby amending, as of that date, the Bylaws, and the Declaration of Oak Lake Estates Subdivision Homeowners Association of record in Book 1297 at page 440-452 and subsequent amendments of record in Book R2493 pages 1102 and 1098, and Book R2826, pp133-135 as follows:

**Amendment Pertaining to Article Four, Section 2:**

**WHEREAS** Article Four, Section 2 states "Subject to such limitations as may be imposed by the bylaws, each owner may delegate such owner's right of enjoyment in and to the common areas and facilities to the members of the family, or to guests, tenants, and invitees."

**WHEREAS**, the Association recognizes the importance of maintaining the residential character of the community, ensuring the quiet enjoyment of properties by residents, and protecting the value of property within the Association.

**WHEREAS**, the existing Governing Documents may not sufficiently address the specific challenges presented by short-term rentals, and it is deemed necessary to establish clear and enforceable guidelines.

**NOW, THEREFORE**, by way of duly recorded vote of membership, be it resolved that the following revision is hereby added within the Bylaws of the Oak Lake Estates Homeowners Association as follows:

**ARTICLE FOUR, SECTION 2, DELEGATION OF USE**

- (a) With these rights of enjoyment, property owners are responsible for the actions of any family, friends, invitees, tenants, or other people to which they delegate common use access.
- (b) Long-term tenants may use HOA amenities with completed and approved long-term rental agreements. In the case of long-term rental properties, property owners are responsible for any tenant actions and have the right to grant or withhold access to common areas and facilities from their tenants.

(c) Short-Term Rental restrictions

A "Short-Term Rental", for purposes herein, is defined as the rental, lease, or occupancy of any Dwelling Unit, or any portion thereof, for compensation, for a period less than ninety (90) consecutive days. This definition includes, but is not limited to, rentals facilitated through online platforms such as Airbnb, VRBO, or similar services.

Prohibition on Short-Term Rentals: No Owner shall be permitted to use or allow the use of their Dwelling Unit, or any portion thereof, as a Short-Term Rental. Owners shall be prohibited from advertising their Dwelling Unit, or any portion thereof, for rent or occupancy for any period less than ninety (90) consecutive days

Exceptions: Guest suites for personal use of an unlimited time or Occupancy by guests or family members for an unlimited time without compensation

(d) Enforcement and Penalties

In the event of a violation of this Article, the Association shall provide written notice to the Owner of record, detailing the alleged violation and referencing the relevant provisions of this Amendment. The Owner shall have a period of 30 days from the date of the violation notice to cease the Short-Term Rental activity.

If the violation continues beyond the specified cure period, the Association may impose fines in accordance with the Association's governing documents and procedures.

The Association reserves the right to pursue all available legal remedies, including, but not limited to, injunctive relief to prohibit Short-Term Rental activity, and recovery of legal fees and costs incurred in enforcing this Amendment.

(e) Severability

If any provision of this Amendment is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

(e) Deviations from the 'Delegation of Use' clause may result in suspended access of owners and tenants to common areas.

Claimant Name: Sandra Corrigan, President/ Board Member  
Oak Lake Estates Homeowners Association

Claimant Signature: [Handwritten Signature] Date 3/13/26

STATE OF TENNESSEE  
COUNTY OF Maury

On this day, personally appeared before me, Sandra Corrigan, Oak Lake Estates HOA Board Member representative, to me known to be the person(s) described in and who executed the within instrument and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 13 day of March, ~~2024~~ <sup>2026</sup> [Signature]

Notary's Public Signature: [Handwritten Signature]  
My commission expires: 11/28/2027



**BK/PG: R3135/349-352**  
**26003642**

4 PGS:AL-AMENDMENT	
BECKY BATCH: 374144	03/13/2026 - 03:08 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, MAURY COUNTY  
**JOHN FLEMING**  
REGISTER OF DEEDS